HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Charlottetown CA

Date Released: Fourth Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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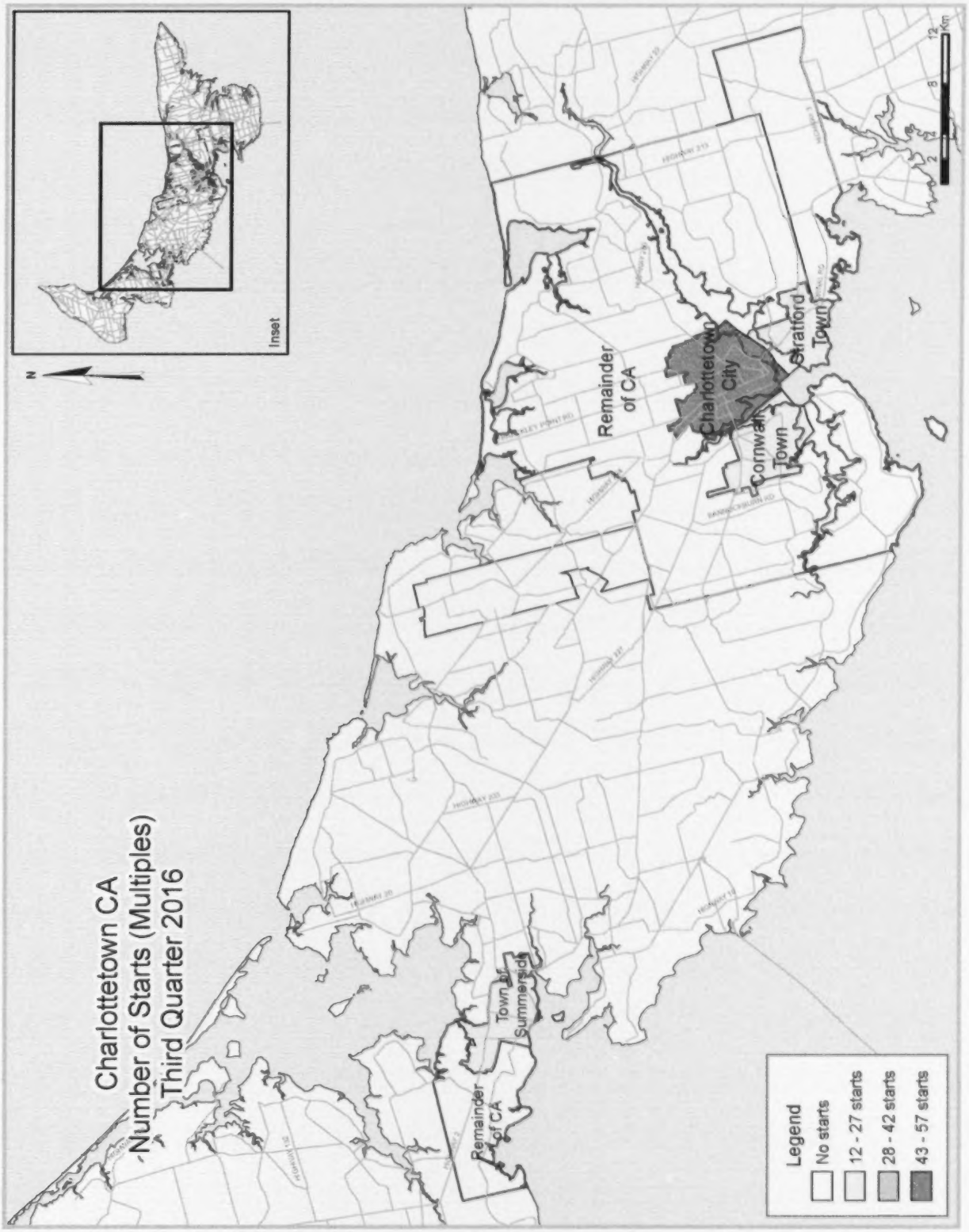
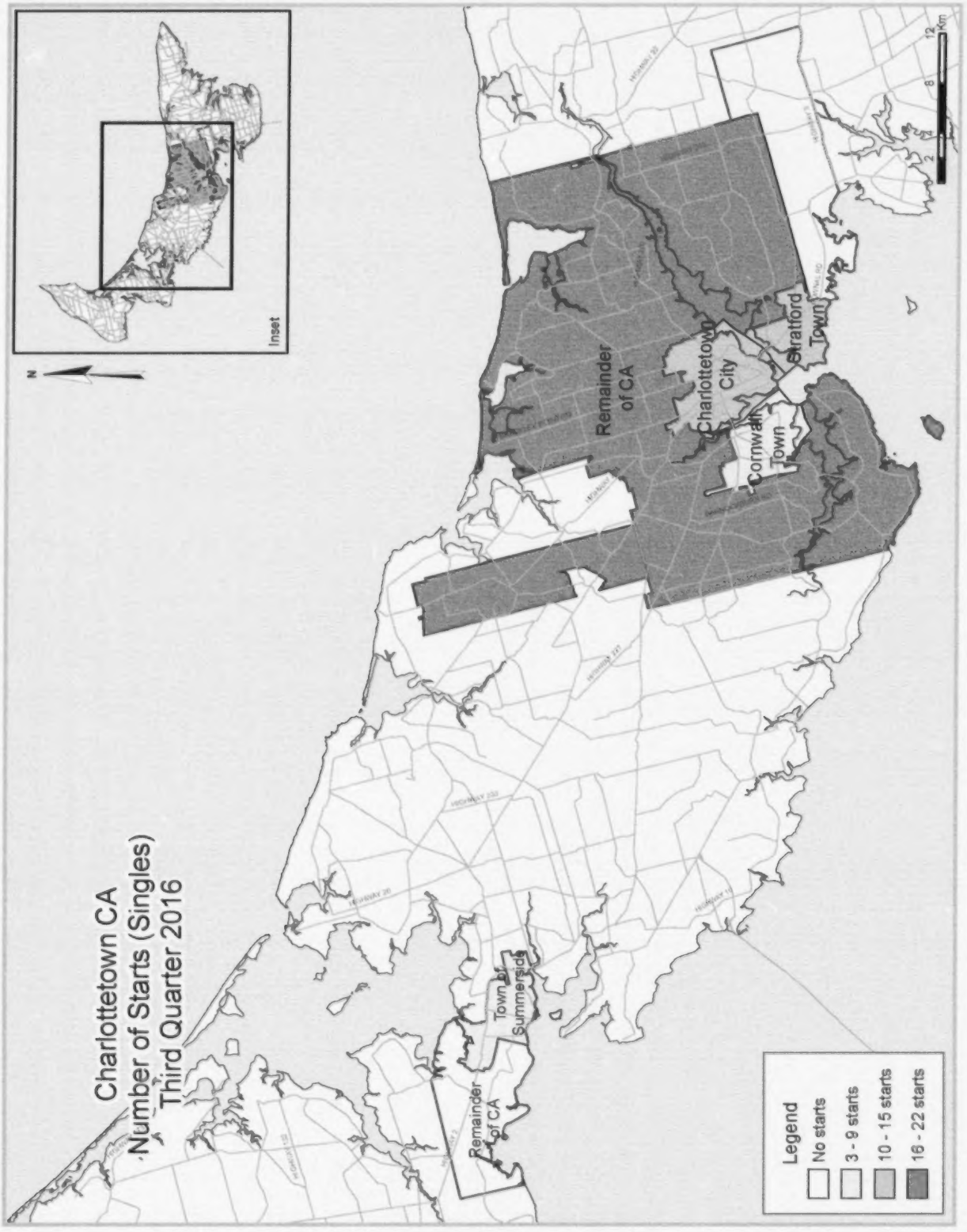
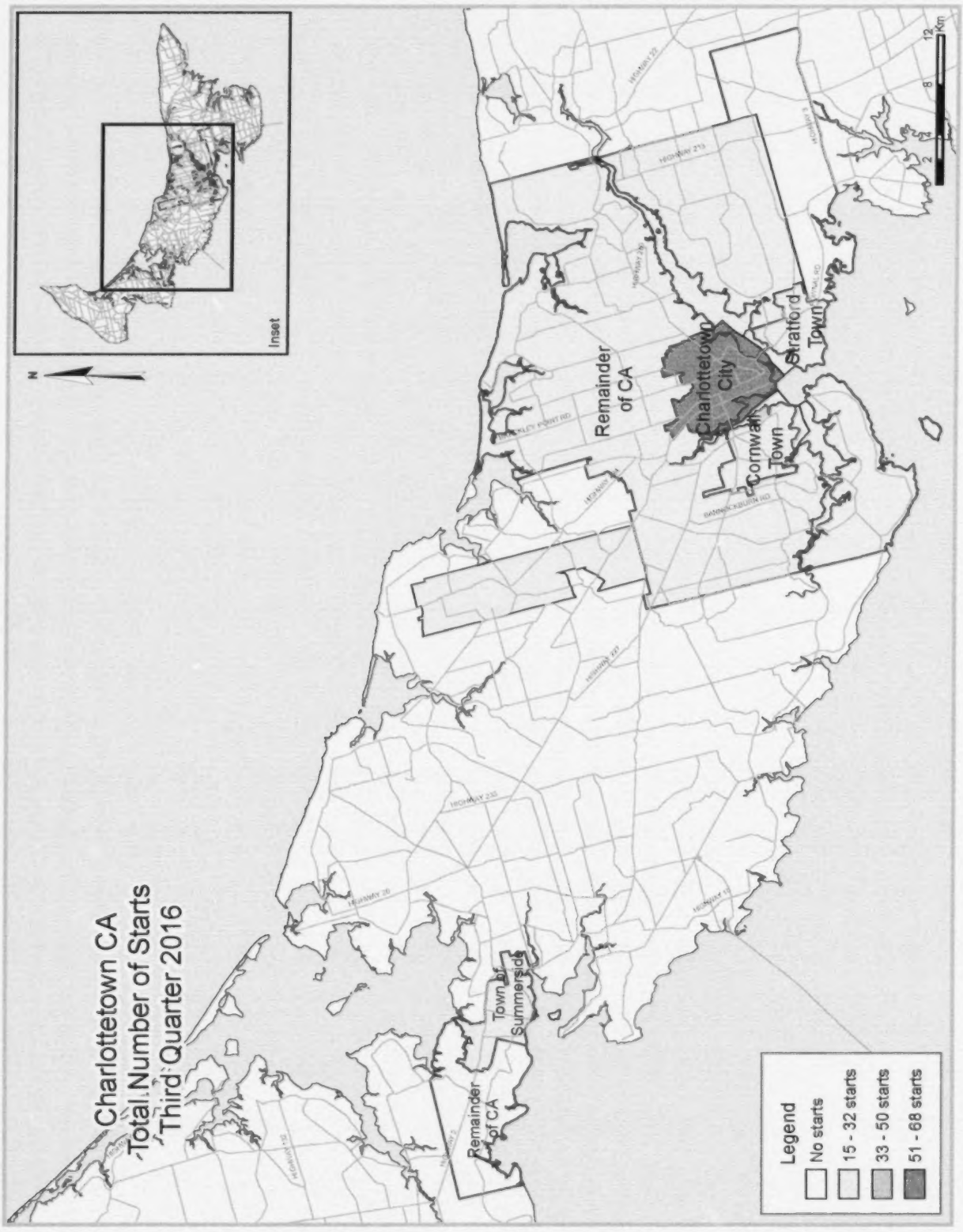
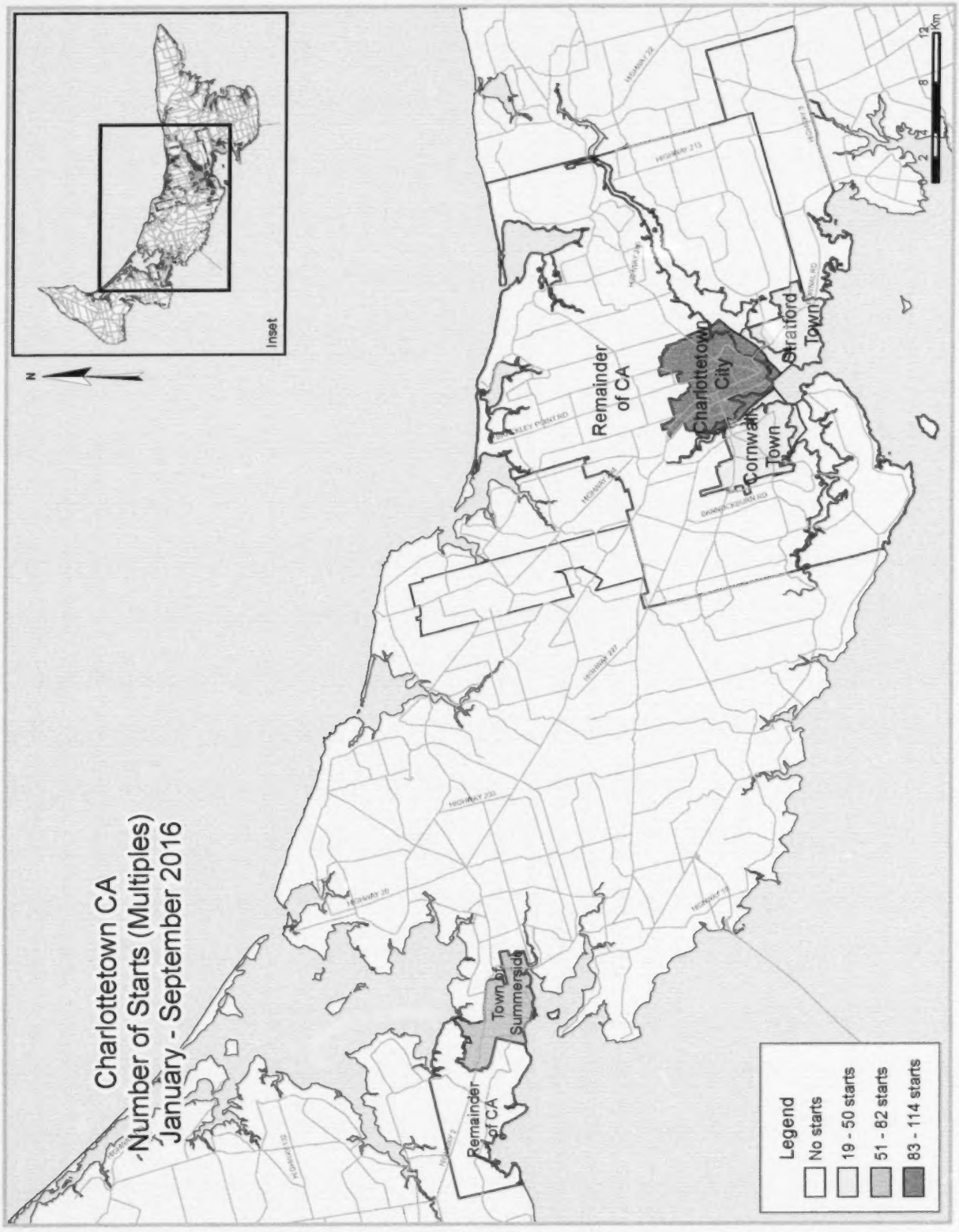
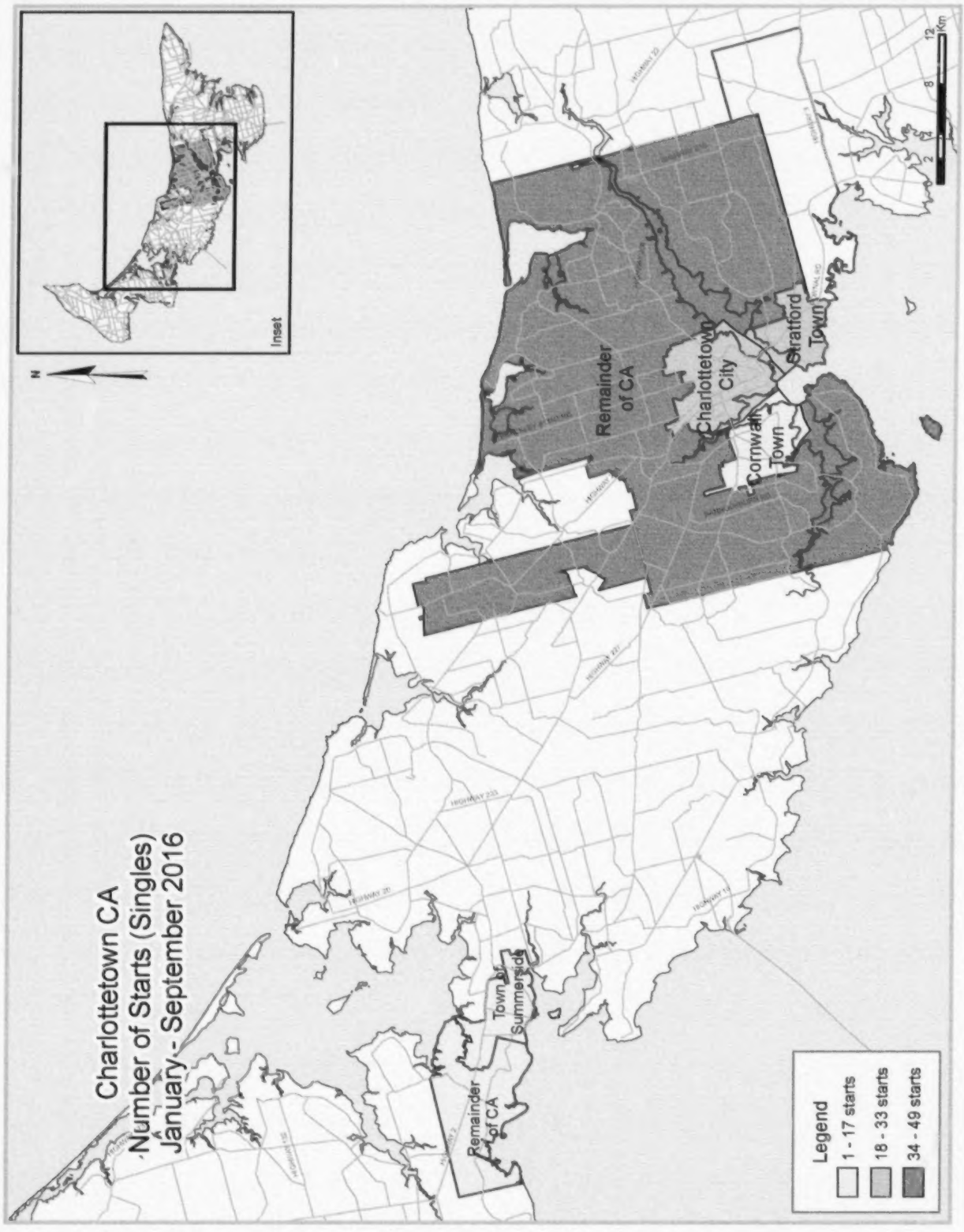
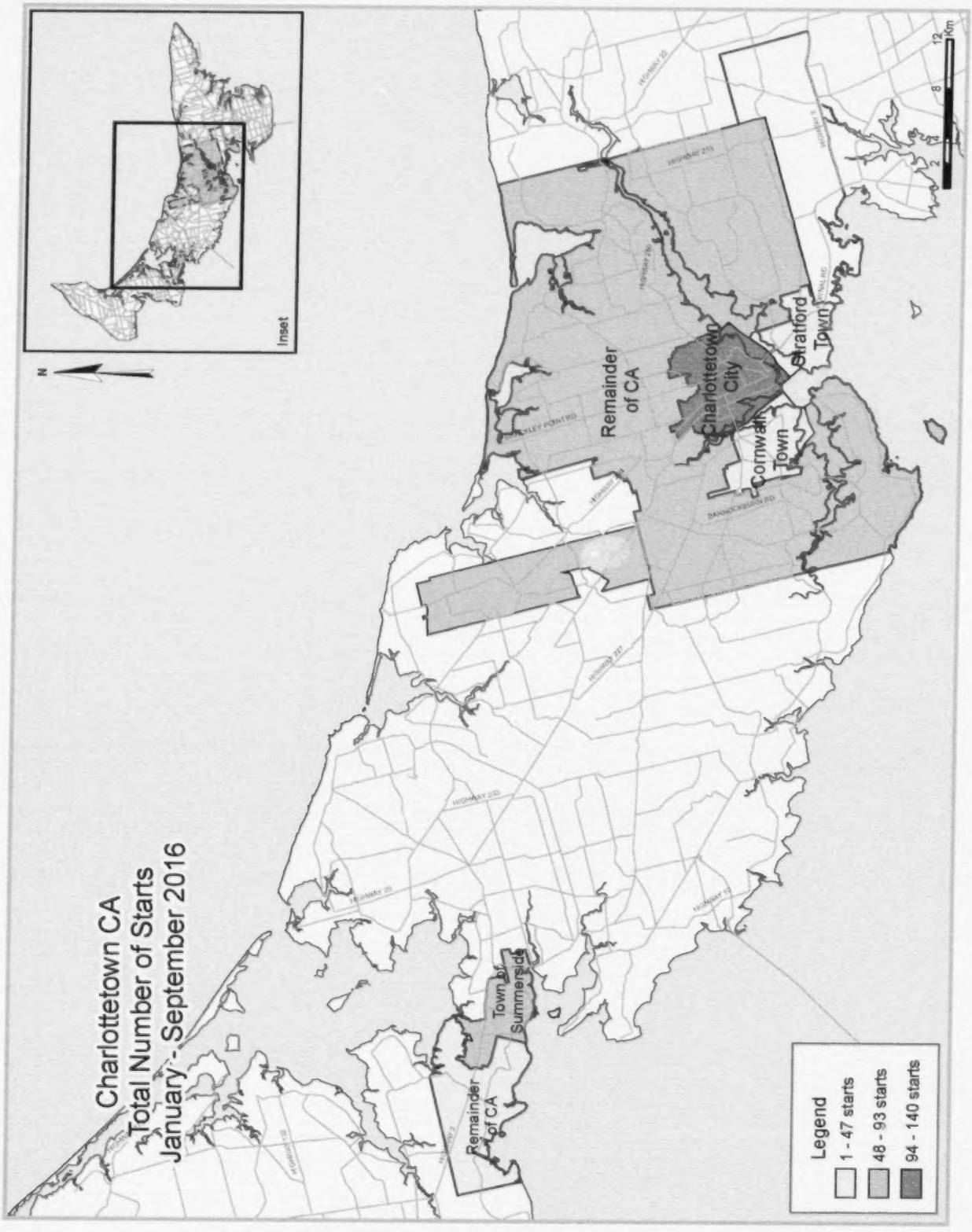

Charlottetown CA
Number of Starts (Multiples)
Third Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
12 - 27 starts
28 - 42 starts
43 - 57 starts
2
8
12
Km


Charlottetown CA
Number of Starts (Singles)
Third Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
3 - 9 starts
10 - 15 starts
16 - 22 starts
12 Km
8
4
2
0


Charlottetown CA
Total Number of Starts
Third Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
15 - 32 starts
33 - 50 starts
51 - 68 starts
12 Km


Charlottetown CA
Number of Starts (Multiples)
January - September 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
19 - 50 starts
51 - 82 starts
83 - 114 starts
Km


Charlottetown CA
Number of Starts (Singles)
January - September 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 17 starts
18 - 33 starts
34 - 49 starts
12 Km
8
2


Charlottetown CA
Total Number of Starts
January - September 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 47 starts
48 - 93 starts
94 - 140 starts
12
8
4
2
km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
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3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	51	4	31	0	0	0	0	53	139
Q3 2015	53	6	7	0	0	0	3	24	113
% Change	-3.8	-33.3	**	n/a	n/a	n/a	-100.0	120.8	23.0
Year-to-date 2016	107	16	54	0	0	0	4	81	262
Year-to-date 2015	98	10	14	0	0	0	5	79	226
% Change	9.2	60.0	**	n/a	n/a	n/a	-20.0	2.5	15.9
UNDER CONSTRUCTION									
Q3 2016	100	14	54	0	4	0	9	55	236
Q3 2015	99	10	14	0	0	12	3	126	264
% Change	1.0	40.0	**	n/a	n/a	-100.0	200.0	-56.3	-10.6
COMPLETIONS									
Q3 2016	28	2	9	0	0	0	0	38	77
Q3 2015	27	4	0	0	0	12	2	13	58
% Change	3.7	-50.0	n/a	n/a	n/a	-100.0	-100.0	192.3	32.8
Year-to-date 2016	108	18	19	0	0	0	14	144	303
Year-to-date 2015	83	16	0	0	0	12	8	15	134
% Change	30.1	12.5	n/a	n/a	n/a	-100.0	75.0	**	126.1
COMPLETED & NOT ABSORBED									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	3	1	0	0	0	0	n/a	n/a	4
% Change	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0
ABSORBED									
Q3 2016	26	5	9	0	0	0	n/a	n/a	40
Q3 2015	34	3	0	0	0	12	n/a	n/a	49
% Change	-23.5	66.7	n/a	n/a	n/a	-100.0	n/a	n/a	-18.4
Year-to-date 2016	110	18	19	0	0	0	n/a	n/a	147
Year-to-date 2015	104	17	0	0	0	12	n/a	n/a	133
% Change	5.8	5.9	n/a	n/a	n/a	-100.0	n/a	n/a	10.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	1	4	8	0	0	0	2	0	15
Q3 2015	6	4	0	0	0	0	0	1	11
% Change	-83.3	0.0	n/a	n/a	n/a	n/a	n/a	-100.0	36.4
Year-to-date 2016	8	10	24	0	0	0	3	26	71
Year-to-date 2015	9	12	0	0	0	0	6	1	28
% Change	-11.1	-16.7	n/a	n/a	n/a	n/a	-50.0	**	153.6
UNDER CONSTRUCTION									
Q3 2016	6	10	24	0	0	0	1	64	105
Q3 2015	9	6	13	0	0	0	0	1	29
% Change	-33.3	66.7	84.6	n/a	n/a	n/a	n/a	**	**
COMPLETIONS									
Q3 2016	2	2	0	0	0	0	3	26	33
Q3 2015	1	0	0	0	0	0	0	0	1
% Change	100.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2016	10	12	0	0	0	0	16	26	64
Year-to-date 2015	7	10	0	0	0	0	6	26	49
% Change	42.9	20.0	n/a	n/a	n/a	n/a	166.7	0.0	30.6
COMPLETED & NOT ABSORBED									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2016	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q3 2016	11	4	6	0	0	0	0	47	68
Q3 2015	16	0	0	0	0	0	0	12	48
Stratford Town									
Q3 2016	13	0	19	0	0	0	0	0	32
Q3 2015	7	2	0	0	0	0	0	12	21
Cornwall Town									
Q3 2016	5	0	6	0	0	0	0	6	17
Q3 2015	6	2	7	0	0	0	3	0	18
Remainder of the CA									
Q3 2016	22	0	0	0	0	0	0	0	22
Q3 2015	24	2	0	0	0	0	0	0	26
Charlottetown CA									
Q3 2016	51	4	31	0	0	0	0	53	139
Q3 2015	53	6	7	0	0	0	3	24	113
UNDER CONSTRUCTION									
Charlottetown City									
Q3 2016	25	14	23	0	0	0	6	55	123
Q3 2015	26	2	0	0	0	0	0	108	136
Stratford Town									
Q3 2016	22	0	19	0	4	0	0	0	45
Q3 2015	25	2	0	0	0	12	0	12	51
Cornwall Town									
Q3 2016	9	0	12	0	0	0	3	0	24
Q3 2015	11	4	14	0	0	0	3	6	38
Remainder of the CA									
Q3 2016	44	0	0	0	0	0	0	0	44
Q3 2015	37	2	0	0	0	0	0	0	39
Charlottetown CA									
Q3 2016	100	14	54	0	4	0	9	55	236
Q3 2015	99	10	14	0	0	12	3	126	264

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q3 2016	4	0	0	0	0	0	0	20	24
Q3 2015	8	2	0	0	0	0	0	0	10
Stratford Town									
Q3 2016	3	0	0	0	0	0	0	12	15
Q3 2015	1	0	0	0	0	12	0	0	13
Cornwall Town									
Q3 2016	3	0	9	0	0	0	0	6	18
Q3 2015	5	2	0	0	0	0	2	13	22
Remainder of the CA									
Q3 2016	18	2	0	0	0	0	0	0	20
Q3 2015	13	0	0	0	0	0	0	0	13
Charlottetown CA									
Q3 2016	28	2	9	0	0	0	0	38	77
Q3 2015	27	4	0	0	0	12	2	13	58
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	1	1	0	0	0	0	n/a	n/a	2
Stratford Town									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	2	0	0	0	0	0	n/a	n/a	2
Cornwall Town									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CA									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Charlottetown CA									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	3	1	0	0	0	0	n/a	n/a	4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q3 2016	5	2	0	0	0	0	n/a	n/a	7
Q3 2015	10	1	0	0	0	0	n/a	n/a	11
Stratford Town									
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Q3 2015	4	0	0	0	0	12	n/a	n/a	16
Cornwall Town									
Q3 2016	3	1	9	0	0	0	n/a	n/a	13
Q3 2015	5	2	0	0	0	0	n/a	n/a	7
Remainder of the CA									
Q3 2016	15	2	0	0	0	0	n/a	n/a	17
Q3 2015	15	0	0	0	0	0	n/a	n/a	15
Charlottetown CA									
Q3 2016	26	5	9	0	0	0	n/a	n/a	40
Q3 2015	34	3	0	0	0	12	n/a	n/a	49

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Charlottetown City	11	16	4	0	6	0	47	32	68	48	41.7
Stratford Town	13	7	0	2	19	0	0	12	32	21	52.4
Cornwall Town	5	6	0	2	6	10	6	0	17	18	-5.6
Remainder of the CA	22	24	0	2	0	0	0	0	22	26	-15.4
Charlottetown CA	51	53	4	6	31	10	53	44	139	113	23.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Charlottetown City	26	25	16	2	23	0	75	87	140	114	22.8
Stratford Town	24	21	0	2	19	0	0	12	43	35	22.9
Cornwall Town	9	13	0	6	15	17	6	0	30	36	-16.7
Remainder of the CA	49	39	0	2	0	0	0	0	49	41	19.5
Charlottetown CA	108	98	16	12	57	17	81	99	262	226	15.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Charlottetown City	6	0	0	0	0	0	47	12
Stratford Town	19	0	0	0	0	0	0	12
Cornwall Town	6	7	0	3	0	0	6	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	31	7	0	3	0	0	53	24

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	23	0	0	0	0	0	75	67
Stratford Town	19	0	0	0	0	0	0	12
Cornwall Town	12	14	3	3	0	0	6	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	54	14	3	3	0	0	81	79

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Charlottetown City	21	16	0	0	47	12	68	48
Stratford Town	32	9	0	0	0	12	32	21
Cornwall Town	11	15	0	0	6	3	17	18
Remainder of the CA	22	26	0	0	0	0	22	26
Charlottetown CA	86	66	0	0	53	27	139	113

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	65	27	0	0	75	67	140	114
Stratford Town	42	23	0	0	1	12	43	35
Cornwall Town	21	31	0	0	9	5	30	36
Remainder of the CA	49	41	0	0	0	0	49	41
Charlottetown CA	177	122	0	0	85	84	262	226

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Charlottetown City	4	8	0	2	0	0	20	0	24	10	140.0
Stratford Town	3	1	0	0	0	0	12	12	15	13	15.4
Cornwall Town	3	5	0	4	9	0	6	13	18	22	-18.2
Remainder of the CA	18	13	2	0	0	0	0	0	20	13	53.8
Charlottetown CA	28	27	2	6	9	0	38	25	77	58	32.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Charlottetown City	28	21	4	14	4	0	108	2	144	37	**
Stratford Town	21	15	4	0	0	3	24	12	49	30	63.3
Cornwall Town	14	12	10	4	26	0	12	13	62	29	113.8
Remainder of the CA	46	35	2	0	0	3	0	0	48	38	26.3
Charlottetown CA	109	83	20	18	30	6	144	27	303	134	126.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Charlottetown City	0	0	0	0	0	0	20	0
Stratford Town	0	0	0	0	0	12	12	0
Cornwall Town	9	0	0	0	0	0	6	13
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	9	0	0	0	0	12	38	13

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	4	0	0	0	0	0	108	2
Stratford Town	0	0	0	3	0	12	24	0
Cornwall Town	15	0	11	0	0	0	12	13
Remainder of the CA	0	0	0	3	0	0	0	0
Charlottetown CA	19	0	11	6	0	12	144	15

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Charlottetown City	4	10	0	0	20	0	24	10
Stratford Town	3	1	0	12	12	0	15	13
Cornwall Town	12	7	0	0	6	15	18	22
Remainder of the CA	20	13	0	0	0	0	20	13
Charlottetown CA	39	31	0	12	38	15	77	58

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	36	35	0	0	108	2	144	37
Stratford Town	24	15	0	12	25	3	49	30
Cornwall Town	37	14	0	0	25	15	62	29
Remainder of the CA	48	35	0	0	0	3	48	38
Charlottetown CA	145	99	0	12	158	23	303	134

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q3 2016	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	-	281,875
Q3 2015	0	0.0	0	0.0	2	20.0	5	50.0	3	30.0	10	-	371,900
Year-to-date 2016	2	6.5	2	6.5	6	19.4	17	54.8	4	12.9	31	-	279,826
Year-to-date 2015	0	0.0	1	4.2	7	29.2	10	41.7	6	25.0	24	-	327,677
Stratford Town													
Q3 2016	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Q3 2015	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	5	22.7	8	36.4	9	40.9	22	-	364,560
Year-to-date 2015	0	0.0	0	0.0	3	12.0	15	60.0	7	28.0	25	-	331,605
Cornwall Town													
Q3 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Q3 2015	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	-	-
Year-to-date 2016	0	0.0	0	0.0	6	42.9	3	21.4	5	35.7	14	-	328,249
Year-to-date 2015	0	0.0	2	14.3	9	64.3	1	7.1	2	14.3	14	-	337,400
Remainder of the CA													
Q3 2016	2	13.3	3	20.0	2	13.3	4	26.7	4	26.7	15	-	364,617
Q3 2015	2	13.3	1	6.7	6	40.0	3	20.0	3	20.0	15	-	-
Year-to-date 2016	6	14.0	7	16.3	8	18.6	13	30.2	9	20.9	43	-	356,370
Year-to-date 2015	3	7.3	5	12.2	13	31.7	14	34.1	6	14.6	41	-	279,750
Charlottetown CA													
Q3 2016	2	7.7	3	11.5	5	19.2	11	42.3	5	19.2	26	290,000	289,808
Q3 2015	2	5.9	1	2.9	15	44.1	9	26.5	7	20.6	34	250,000	292,439
Year-to-date 2016	8	7.3	9	8.2	25	22.7	41	37.3	27	24.5	110	295,000	305,354
Year-to-date 2015	3	2.9	8	7.7	32	30.8	40	38.5	21	20.2	104	270,000	300,454

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2016

Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Charlottetown City	281,875	371,900	-24.2	279,826	327,677	-14.6
Stratford Town	-	-	n/a	364,560	331,605	9.9
Cornwall Town	-	-	n/a	328,249	337,400	-2.7
Remainder of the CA	364,617	-	n/a	356,370	279,750	27.4
Charlottetown CA	289,808	292,439	-0.9	305,354	300,454	1.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Third Quarter 2016			Third Quarter 2015			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	266	245,450	234	212	198,741	344	25.5%	23.5%	-32.0%
Cornwall	41	155,975	31	37	164,651	57	10.8%	-5.3%	-45.6%
Charlottetown	152	236,268	140	129	199,832	205	17.8%	18.2%	-31.7%
Stratford	73	314,823	63	46	223,102	82	58.7%	41.1%	-23.2%
Summerside CA***	68	154,632	110	76	134,657	152	-10.5%	14.8%	-27.6%
Total	334	226,960	344	228	181,830	496	46.5%	24.8%	-30.6%

Submarket	Year-to-date 2016			Year-to-date 2015			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	611	234,464	853	464	203,880	972	31.7%	15.0%	-12.2%
Cornwall	82	184,588	126	72	169,315	150	13.9%	9.0%	-16.0%
Charlottetown	350	223,258	456	268	198,544	567	30.6%	12.4%	-19.6%
Stratford	179	279,224	271	124	235,481	255	44.4%	18.6%	6.3%
Summerside CA***	176	131,143	365	162	131,405	437	8.6%	-0.2%	-16.5%
Total	787	211,358	1,218	626	185,124	1,409	25.7%	14.2%	-13.6%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
** Cornwall = District D
** Charlottetown = District E
** Stratford = District F
*** Summerside = District B

Source: Prince Edward Island Real Estate Association

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	101.8	126.3	74.0	10.3	68.3	767
	February	567	2.89	4.74	101.8	127.7	74.0	10.2	68.3	773
	March	567	2.89	4.74	102.1	129.2	73.4	11.2	68.5	779
	April	561	2.89	4.64	103.1	128.4	73.0	10.6	67.7	786
	May	561	2.89	4.64	102.9	129.1	72.4	10.9	67.3	787
	June	561	2.89	4.64	102.7	129.7	72.9	10.8	67.6	778
	July	561	2.89	4.64	102.7	129.7	72.4	11.3	67.4	771
	August	561	2.89	4.64	102.6	129.6	72.3	10.5	66.8	764
	September	561	2.89	4.64	101.5	128.9	73.3	9.2	66.7	766
	October	561	2.89	4.64	101.5	128.9	74.3	9.9	68.1	774
	November	561	3.14	4.64	101.7	129.1	73.3	10.3	67.5	780
	December	561	3.14	4.64	101.7	128.7	72.8	9.8	66.5	782
2016	January	561	3.14	4.64	101.7	128.6	72.4	9.5	66.1	778
	February	561	3.14	4.64	102.9	129.2	71.8	11.0	66.6	777
	March	561	3.14	4.64	102.9	129.8	71.1	11.0	65.9	780
	April	561	3.14	4.64	103.0	130.6	71.1	11.5	66.1	785
	May	561	3.14	4.64	102.6	130.8	71.8	10.4	65.8	791
	June	561	3.14	4.64	102.6	131.2	71.4	11.0	65.8	786
	July	567	3.14	4.74	102.6	130.6	71.4	9.6	64.7	786
	August	567	3.14	4.74	102.6	130.1	71.2	12.1	66.3	784
	September	561	3.14	4.64		130.1	71.4	10.8	65.5	788
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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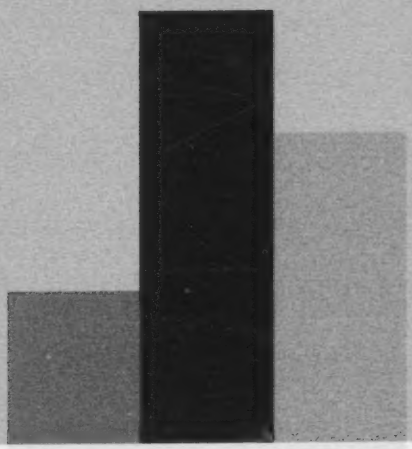

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